

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 10, 2015**

BOARD MEMBERS

Jim Foley	President
Michael Toback	Vice President
Laurel Smith	Secretary (absent)
Gloria Felcyn	Treasurer
Anna Scicinska	Director
Dave Katleman	Director
Vacant	Director

OTHERS PRESENT

Violet & John Varda	Homeowner
Jim Turke	Homeowner
Frank Hedges	Homeowner
Barbara Sturges	Homeowner
Nilda Retamoso	Homeowner
Rodrigo De Oliveira	Homeowner
Katherine Weiss	Homeowner
Carolyn Carter	Homeowner
Nora White	Homeowner
Jan Scicinski	Homeowner
Gia Biagi	Homeowner
Eric Hawks	Homeowner
Lesley Schwartz	Homeowner
Deborah Matheson	Homeowner
Luis Heredia	Community Management Services, Inc.

ITEM I - Call to Order – President Jim Foley called to order the Board of Directors meeting at 7:02 PM at the association’s clubhouse.

ITEM II - Open Forum

- Rodrigo Oliveira introduced himself to the membership as a new owner to the community.
- Nora White inquired as to the sun screen cover over the trellis at the large pool to allow for some shade for those that use the bar-be-que and benches.
- Yan Scicinski informed the board of the large furniture dumped in dumpster number 3.
- Gia informed the board of the remodeling of the kitchen windows and her plan to resize two of her windows by 2” along the vertical in order to allow for additional cabinets and to shorten the window over the sink in order to allow for the kitchen counter. The board would take a vote on this issue under new business.
- Lesley Schwartz inquired at to a plan regarding the area where the ivy was being removed from under the Redwoods and Oak trees.

Due to an outburst by Lesley Schwartz Jim Foley asked for vote by the board to close the open forum. Anna Scicinski made a motion to close the open forum. Gloria Felcyn seconded the motion and the motion carried.

ITEM III – Review and Approval of the Minutes

- A. The Board reviewed the minutes from August 13, 2015 board of directors meeting. Gloria Felcyn made a motion to approve the minutes as Presented. Anna Scicinska seconded the motion and the motion carried.
- B. The Board reviewed the executive session minutes from August 13, 2015 board of directors meeting. Gloria Felcyn made a motion to approve the minutes as Presented. Anna Scicinska seconded the motion and the motion carried.
- C. The Board reviewed the minutes of the board of directors special meetings held August 11th, 18th, 25th, and 31st 2015. Gloria Felcyn made a motion to approve the minutes as presented. Anna Scicinska seconded the motion and the motion carried.

ITEM IV - Committee Reports

- A. Financial Report – August 31, 2015
 - The Board of Directors reviewed the current reconciliations and account statements of the Association's operating and expense accounts for the past month, the operating and reserve revenues and expenses compared to the current year's budget, as well as the income and expense statement of the Association's operating and reserve accounts. Gloria Felcyn reported to the Board on the year to date for 2015 the current operating income was budgeted at \$371,250.00 with an actual income of \$376,330.16. The year to date expenses was budgeted at \$371,250.00 with actual year to date expenses at \$386,402.35 for a year to date deficit of \$15,152.35. The expenses contributing to the overage in the expenses were the water with an overage of \$8,180.52. Landscaping with an amount over budget of \$4,230.00 and Security with an amount over budget of \$5,905.25.
 - The Board of Directors reviewed the aging report for August 31, 2015. The board requested letters be mailed to those owners with small delinquent amounts.
- B. Security
 - Frank Hedges had no report for this meeting.
- C. Maintenance
 - Jim Turke had no report for this meeting.
- D. Clubhouse
 - Jim Foley reported the city of Saratoga would be scheduled for a final inspection of the kitchen once two small issues were resolved. The clubhouse would not be reopened for reservations until the security cameras and security system hours were resolved.
 - David Katleman informed the board of the proposal from First Alarm for the installation of a 2TB DVR for video storage of the security cameras. David Katleman made a motion to approve an amount not to exceed \$5,800.00 for the purchase and installation of a 2TB DVR

at the clubhouse for video storage. Gloria Felcyn seconded the motion and the motion carried.

E. Landscape

- Chris Burns reported to the board of the inspection of all the trees by Gil Mitchell of Davey Tree. Once the report was submitted and reviewed the Landscape Committee, it would be made available to several tree companies for bidding. The bids would be requested in time for the October board meeting.
- Chris Burns informed the board Gill Mitchell recommended the association have a new inventory of the community trees.

F. Governing Documents

Jim Foley reported the board had completed the second review of the restated governing documents and had submitted them to legal counsel for review and revision. If acceptable the documents may be ready for membership review and approval. The board would continue with the review of the rules and regulations of the association.

G. Newsletter

Anna Scicinska would be including articles regarding a reminder of the occupancy form, the gutter cleaning, tree trimming, dumpster rules, and the large dumpsters in October 23rd through November 2nd.

ITEM V – Association Manager’s Report

- A. The Board reviewed the action item list from the past 30 days. The board also reviewed the work order history for the past 30 days and the 2015 Calendar.

ITEM VI – Correspondence

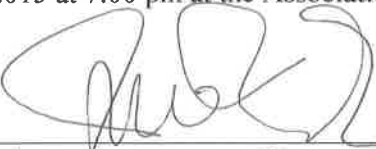
- A. The Board of Directors reviewed the correspondence from the past 30 days.

ITEM VII – Other Business

- A. The Board of Directors reviewed the architectural request from 19125 Vineyard Lane for resizing three windows to accommodate new kitchen cabinets and countertop. Anna Scicinska made a motion to approve the architectural request as presented. Gloria Felcyn seconded the motion and the motion carried.

ITEM VIII – Adjournment

The Board Meeting adjourned at 8:51PM. The next board of directors meeting is scheduled October 8, 2015 at 7:00 pm at the Association’s Clubhouse.



Vineyards of Saratoga Homeowners Assoc.

8 OCT 15
Date